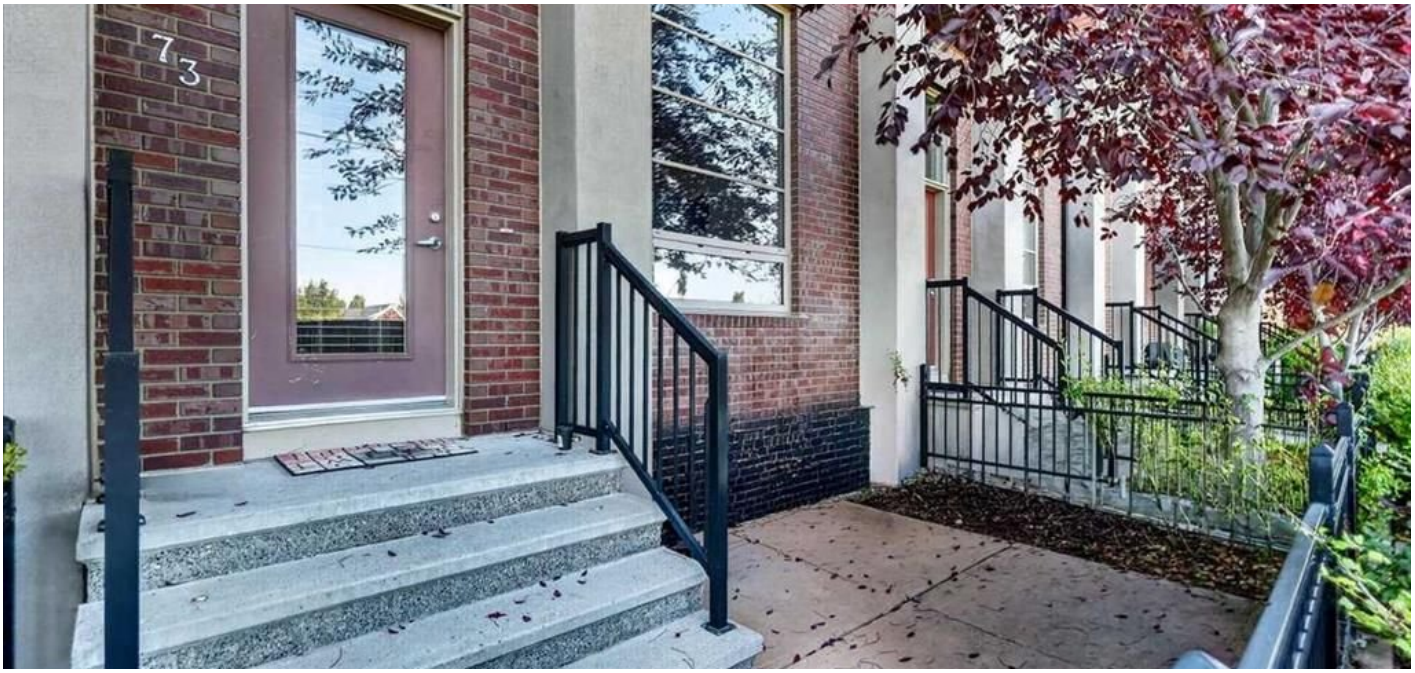
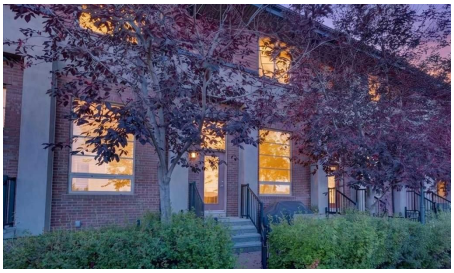
73 Aspen Hills Terrace SW

Calgary | Active | MLS® A2346887

$490,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2010**	**1,223.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to 73 Aspen Hills Terrace SW, where low-maintenance living meets one of Calgary's most sought-after west communities. Ideally located in Aspen Woods, this home puts you close to Aspen Landing Shopping Centre, Webber Academy, Rundle College, Westside Recreation Centre, transit and major roadways, with easy access west toward the mountains. This home offers an exceptional layout designed for everyday living. From the fenced patio, step inside to a bright and inviting main level with impressive nearly 13-foot ceilings and large windows that fill the space with natural light. Enjoy the living space or ascend to the dining area and kitchen that overlooks this space, featuring granite countertops, a pantry, and tons of cabinet space, perfect for entertaining! A powder room completes this level. Upstairs, you'll find laundry, a den, and two spacious primary bedrooms, both boasting ensuite bathrooms and walk-in closets. A double attached garage and unfinished basement add valuable flexibility and storage. This unit is also conveniently situated near visitor parking. With low condo fees, owners can enjoy the added convenience of a low-maintenance lifestyle that lets you spend less time on upkeep and more time enjoying where you live. Whether you're looking for your first home, a move-up from a condo or a simpler way to enjoy life in the SW, this is an opportunity to call Aspen Woods home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346887
Bedrooms	2
Bathrooms	3
Year Built	2010
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,223.17 sq. ft.

Below Grade Finished Area:	268.24 sq. ft.
Condo Fee:	$323.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1011640
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mosaic of Aspen Hills
Community:	Aspen Woods
Amenities:	Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 13'2" × 10'4" ·
Main Floor	Foyer · 6'6" × 4'1" ·
Main Floor	Kitchen · 17' × 8'5" ·
Main Floor	Dining Room · 11'10" × 10'2" ·
Upper Level	Bedroom - Primary · 12'3" × 11'10" ·
Upper Level	Walk-In Closet · 4'10" × 4'3" ·
Upper Level	Bedroom · 12'1" × 10'4" ·
Upper Level	Walk-In Closet · 6'4" × 4'5" ·

Upper Level	Laundry · 3'5" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Few Trees, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/73-aspen-hills-terrace-sw-calgary-a2346887/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.